



10 Henley Close, Burntwood, Staffordshire, WS7 0EL



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£240,000

Enjoying a very convenient location within easy striking distance of excellent local facilities, stands this charming semi detached family home in a peaceful cul de sac setting. Available with the benefit of no upward chain, the property is immaculately presented throughout and benefits from not only UPVC double glazing and gas central heating with a recently installed boiler, but also has solar panels to the roof. The convenient location is perfect for accessing facilities at Swan Island, Chase Terrace and the surrounding area and is well placed for commuters with great road and rail links to many Midland commercial centres and beyond. To fully appreciate the accommodation on offer an early viewing is recommended.



CANOPY PORCH

having leaded UPVC double glazed entrance door and side screens opening to:

DINING HALL ENTRANCE

4.52m x 3.12m max (14' 10" x 10' 3" max) having coving, double radiator, dado rail surround, stairs leading off with useful cupboard space beneath, central heating control and door to:

FAMILY LOUNGE

4.60m x 3.32m (15' 1" x 10' 11") having leaded UPVC double glazed double French doors opening out to the rear garden, central traditional style fireplace with marble hearth and backing housing an electric fire fitment, double radiator and coving.

KITCHEN

3.61m x 2.21m (11' 10" x 7' 3") well equipping having ample pre-formed work surface space with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, single drainer stainless steel sink unit with mono bloc mixer tap, space for electric cooker and fridge and freezer, space and plumbing for washing machine, cupboard housing the Ideal Logic gas central heating boiler (installed May 2021), ceramic floor tiling, radiator and leaded UPVC double glazed door to outside.

FIRST FLOOR LANDING

having UPVC leaded double glazed window, loft access hatch, built-in linen store cupboard and doors leading off to further accommodation.

BEDROOM ONE

4.34m x 2.93m (14' 3" x 9' 7") having UPVC leaded double glazed window to front and double radiator.



BEDROOM TWO

3.82m x 2.93m (12' 6" x 9' 7") having UPVC leaded double glazed window to rear and radiator.

BEDROOM THREE

3.23m x 2.63m (10' 7" x 8' 8") having UPVC leaded double glazed window to front, radiator and useful built-in store cupboard.

SHOWER ROOM

having a large double doored shower cubicle with aqua-panelling surround and thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, vanity cabinet with mirror, dual aspect UPVC double glazed windows, aqua-panelling to walls and ceiling and chrome heated towel rail/radiator.



OUTSIDE

The property is set back from the road with a block paved driveway providing parking for a couple of cars flanked by a gravelled bed foregarden, and a side gate leading to the rear garden. To the rear of the property is a charming landscaped garden with block paved patio and steps with dwarf retaining wall rising to a lawned area with side block paved pathway, mature shrubbery and screening, garden summerhouse, external security light and useful cold water tap.

GARAGE

5.00m x 2.43m (16' 5" x 8' 0") approached via an up and over entrance door.

COUNCIL TAX

Band B.

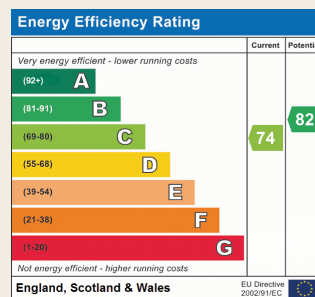
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

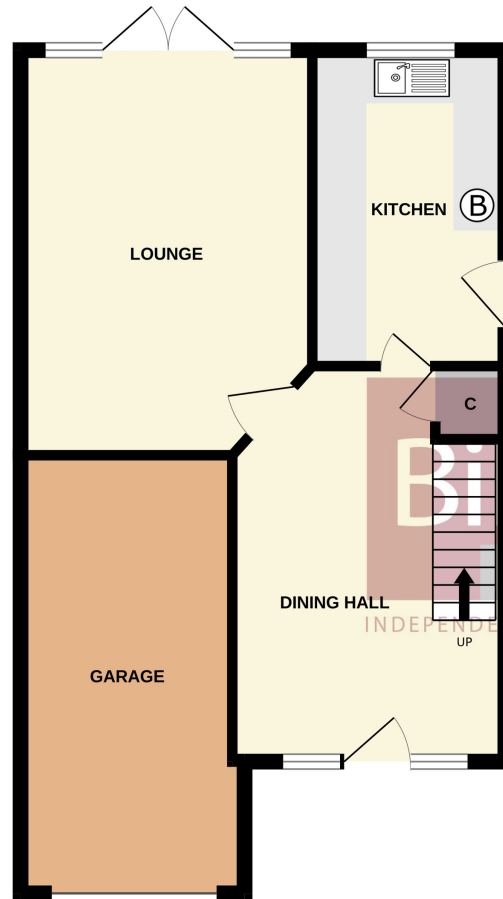
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

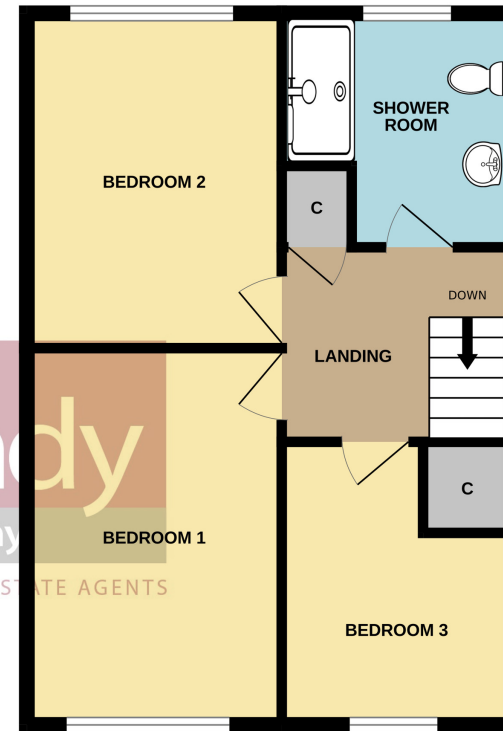
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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